

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, February 20, 2020**

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Ralph B. Blasier, Tyler D. DuBord, Karen S. Moore, and Peggy O'Connell

Absent: None

Also Present: City Manager Patrick S. Jordan, City Clerk Phil DeMay, Department Heads, media, and members of the public.

City Clerk DeMay led Council in the Pledge of Allegiance.

O'Connell moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting minutes from February 6, 2020, as submitted.

ADJUSTMENTS TO THE AGENDA

O'Connell moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT

Mary Levesque – discussed the Bay de Noc Apartment project.

Rebecca Bender – discussed the Bay de Noc Apartment project.

William Gasman – discussed the Bay de Noc Apartment project.

PUBLIC HEARINGS

PH-1 Public Hearing – Citizen Participation – 2020 / 2021 Fiscal Year Budget Preparation.

A public hearing was conducted to facilitate input from citizens for the City's next fiscal year budget. This was the second of five (5) scheduled public hearings.

This being a public hearing, Mayor Tall asked for public comment.

Hearing no public comment, Mayor Tall then closed the public hearing.

PH-2 Second Reading, Public Hearing and Adoption of the Bay de Noc PILOT Ordinance No. 1223 - An Ordinance to Amend Chapter 26 – Taxation of the Code of Ordinances of the City of Escanaba.

Administration requested the City Council to consider approval and adoption of the Bay de Noc PILOT Ordinance No. 1223, An Ordinance to Amend Chapter 26 – Taxation of the Code of Ordinances of the City of Escanaba.

This being a public hearing, Mayor Tall asked for public comment.

Hearing no public comment, Mayor Tall then closed the public hearing.

Craig Patterson, of Woda Cooper, addressed council members concerns on this project.

PH-1 Blasier moved, no second, to adopt Ordinance No. 1223, An Ordinance to Amend Chapter 26.

MOTION FAILED *due to a lack of a second.*

DuBord moved, Moore seconded, to postpone the Bay de Noc PILOT Ordinance No. 1223 until they receive the information back from the third party market research and make a final decision on March 19, 2020 at the regularly scheduled City Council Meeting.

Upon a call of the roll, the vote was as follows:

Ayes: DuBord, Moore, Blasier, O’Connell, Mayor Tall

Nays: None

MOTION CARRIED.

UNFINISHED BUSINESS – None

NEW BUSINESS

NB-1 Approval - Municipal Services Agreement for the Bay de Noc Apartments Project – Woda Cooper Companies.

Woda Cooper Companies requested City Council approval of a Municipal Services Agreement for the property located at 500 North 26th Street.

NB-1 Blasier moved, O’Connell seconded, **CARRIED UNANIMOUSLY**, to

postpone the Municipal Services Agreement for the property located at 500 North 26th Street until March 19, 2020 regular City Council Meeting.

NB-2 Approval – Set Public Hearing for March 5, 2020 for the Residential Planned-Unit Development Re-Zoning – Planning & Zoning.

Administration recommended that the property at 500 North 26th Street be rezoned from F – Light Manufacturing to C2 – Residential Planned Unit Development. Administration further requested to set a public hearing at the regularly scheduled City Council meeting scheduled for March 5, 2020.

NB-2 Blasier moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to postpone the first reading until March 5, 2020 and set a public hearing at the regularly scheduled City Council meeting for March 19, 2020, regarding the property at 500 North 26th Street be rezoned from F – Light Manufacturing to C2 – Residential Planned Unit Development.

NB-3 First Reading of Ordinance No. 1224, An Ordinance to Amend Chapter VIII of Appendix A as Codified Under the Code of Ordinances – Building Height Change – Planning & Zoning.

Administration requested the City Council to consider this the first reading of Ordinance No. 1224, An Ordinance to Amend Chapter VIII of Appendix A as Codified Under the Code of Ordinances – Building Height Change. Administration requested that the City Council set March 5, 2020, for the second reading, public hearing and adoption of Ordinance No. 1224.

NB-3 Blasier moved, DuBord seconded, to consider this the first reading of Ordinance No. 1224, An Ordinance to Amend Chapter VIII of Appendix A as Codified Under the Code of Ordinances – Building Height Change and to set March 5, 2020, for the second reading, public hearing and adoption of Ordinance No. 1224.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, DuBord, Moore, O’Connell, Mayor Tall
Nays: None

MOTION CARRIED.

NB-4 Presentation – New City of Escanaba Website and Logo.

Administration, along with City Council, unveiled the New City of Escanaba Website and Logo.

City Clerk/ IT Administrator Phil DeMay presented and provided a quick tour of the new website.

NB-5 Presentation - 2019 Planning Commission Annual Report – Planning & Zoning.

In accordance with the Municipal Planning Enabling Act, P.A. 33 of 2008, Section 125.3819, the Planning Commission Annual Report and Work Plan was presented for consideration by the City Council.

Christine Williams – Chair of Planning Commission- presented the Planning Commission Annual report and Work Plan.

NB-6 Approval - Public Participation Plan - Redevelopment Ready Communities Program – Planning & Zoning.

Administration sought Council approval of a revised Public Participation Plan, which outlines how the City of Escanaba will engage the public throughout a planning and development process. On January 9, 2020, the Escanaba Planning Commission conducted a public hearing on the proposed plan and recommended Council approval of the plan as part of the community master plan update and as required by the Redevelopment Ready Communities Program certification process.

NB-6 O’Connell moved, Moore seconded, **CARRIED UNANIMOUSLY**, to approve of a revised Public Participation Plan, which outlines how the City of Escanaba will engage the public throughout a planning and development process.

NB-7 First Reading of Ordinance No. 1225, An Ordinance to Amend Chapter IV of Appendix A as Codified Under the Code of Ordinances – ReZoning Map of Selected Parcels – Planning & Zoning.

Administration requested the City Council to consider this the first reading of Ordinance No. 1225, An Ordinance to Amend Chapter IV of Appendix A as Codified Under the Code of Ordinances – Zoning Map to rezone selected parcels in the North Lincoln Road corridor and Northtown areas. Administration requested that the City Council set March 5, 2020, for the second reading, public hearing and adoption of Ordinance No. 1225.

NB-7 Blasier moved, O’Connell seconded, to consider this the first reading of Ordinance No. 1225, An Ordinance to Amend Chapter IV of Appendix A as Codified Under the Code of Ordinances – Zoning Map to rezone selected parcels in the North Lincoln Road corridor and Northtown areas and to set March 5,

2020, for the second reading, public hearing and adoption of Ordinance No. 1225.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, O'Connell, Moore, DuBord, Mayor Tall

Nays: None

MOTION CARRIED.

NB-8 Discussion/Approval – Moratorium for New Hotel Construction.

Proxima requested a 3-year moratorium on any new hotel/motel construction within the City of Escanaba for a period of 3 years.

“**NB-8** Resolved by Council Member Blasier, seconded by Council Member O'Connell;

RESOLUTION NO. 20-03

THE CITY OF ESCANABA NOW RESOLVES A MORATORIUM RESOLUTION TO NOT PERMIT THE DEVELOPMENT OR CONSTRUCTION OF A HOTEL OR MOTEL OR OTHER LODGING OR HOSPITALITY FACILITY.

WHEREAS approving the moratorium is in the general welfare of the Municipality;

WHEREAS supporting current local hospitality ventures will benefit the local economy;

NOW, THEREFORE, be it resolved by the Mayor and City Counsel of the City of Escanaba:

SECTION 1. Moratorium. The Municipality enacts this Resolution to not permit the development or construction of a Hotel or Motel or other lodging or hospitality facility.

SECTION 2. Duration. This Resolution shall remain in effect for a period of no less than thirty-six (36) months after the issuance of the Phase I Certificate of Completion for the hospitality development located at 111 North 3rd Street, Escanaba, Michigan 49829, and in furtherance of the financial ability to current local hospitality ventures, and the general welfare of the Municipality.

SECTION 3. Exceptions. The Municipality may permit the development or construction of a Hotel or Motel or other lodging or hospitality facility for the following situations:

- (i) Current operating Hotels or Motels or other lodgings, such as House of Ludington, located at 223 Ludington St, Escanaba, MI 49829, or
- (ii) Current negotiations regarding development and/or construction at 111 North 3rd Street, Escanaba, Michigan 49829,
- (iii) Current negotiations with Owner/Developer at 501 N. Lincoln Rd., formerly known as Super One, or
- (iv) Expansion of current Hotels or Motels or other lodgings or hospitality facilities.

SECTION 4. Applicability. This Resolution applies to the extent permitted within the boundaries of the City.

SECTION 5. Authority. This Resolution is subject to the maximum amount of time and geography permitted by resolution or ordinance of the City or other governing entity.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, O’Connell, Moore, DuBord, Mayor Tall
Nays: None

RESOLUTION DECLARED ADOPTED.”

NB-9 Approval – Professional Services for DWRF Loan Application – Water.

Administration sought approval to hire C2AE Engineering of Escanaba, MI to conduct the work as specified in the attached proposal; to prepare and submit documents in order to apply for loan from the Drinking Water Revolving Loan Fund (DWRF) at a cost not to exceed \$30,000.00. Money was currently budgeted and available for professional services, within our current 19-20 fiscal year.

NB-9 O’Connell moved, Moore seconded, to approve to hire C2AE Engineering of Escanaba, MI to conduct the work as specified in the attached proposal; to prepare and submit documents in order to apply for loan from the Drinking Water Revolving Loan Fund (DWRF) at a cost not to exceed \$30,000.00.

Upon a call of the roll, the vote was as follows:

Ayes: O’Connell, Moore, Blasier, DuBord, Mayor Tall
Nays: None

MOTION CARRIED.

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES – None

BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT

Craig Taylor - discussed the Bay de Noc Apartment project and concerned about who is providing the market survey.

Mary Levesque - discussed the Bay de Noc Apartment project and recommends retirement / senior living apartments.

Rebecca Bender - discussed the Bay de Noc Apartment project and recommends approval.

Craig Patterson – discussed the third party study and said it will be independent of Woda Cooper Company.

Craig Taylor – stated that local rental properties should be considered for input on the market study.

William Gasman – discussed the Bay de Noc Apartment project and the market study. Gasman also discussed the sale and use of recreational marihuana in the City of Escanaba. Mr. Gasman advocates that educating yourself when it comes to sale/use of recreational marihuana.

ANNOUNCEMENTS – None

Hearing no further public comment, O’Connell moved, the Council adjourned at 8:59 p.m.

Respectfully submitted

Phil DeMay
City Clerk

Approved: _____
Marc D. Tall, Mayor